

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF
TULSA, OKLAHOMA,**

scheduled for Wednesday, February 5, 2025, at 5:00 P.M. in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, January 31, 2025, at 2:56 P.M.

CALL TO ORDER

Chair Lakin called the meeting to order at 5:05 P.M.

ROLL CALL:

Hall-Harper	Present	Bengel	Present
Archie	Present	Decter Wright	Present
Dutton	Present	Lakin	Present
Bellis	Present	Bush	Present
Gilbert	Present		
Present:		9	
Absent:		0	

STAFF PRESENT

Jack Blair, City Attorney
Lori Doring, Secretary to the Council
Elizabeth Tankard, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. Minutes of Regular Meeting held at 4:00 PM on January 15, 2025. [CC 2/5/25]
25-74-1
- b. Minutes of Regular Meeting held at 5:00 PM on January 15, 2025. [CC 2/5/25]
25-74-2

Councilor Decter Wright moved to approve 1.a – 1.b. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

2. APPOINTMENTS & REAPPOINTMENTS

- a. Kim Holland – Appointment to the Tulsa Housing Authority replacing David Walker; term expires January 20, 2028. (CD-4) [UED 1/29/25; CC 2/5/25]
25-59-1
- b. Tracy Scott – Appointment to the Municipal Employee Retirement Board filling a vacant Agency Employee seat; term expires December 31, 2027. (CD-8) [UED 1/29/25; CC 2/5/25] 25-60-1

Public Comments:
John Huffines – 2.a, 2.b.

Councilor Decter Wright moved to approve 2.a – 2.b. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

3. PUBLIC HEARINGS

- a. No items this week.

4. MAYOR’S ITEMS

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.

4.b was read and voted on separately.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution relating to the incurring of indebtedness by the Tulsa Public Facilities Authority (TPFA) for the purpose of acquiring, constructing, equipping, furnishing, operating and maintaining stormwater management projects in the City of Tulsa, by issuing the Tulsa Public Facilities Authority Capital Improvements Revenue Bonds, Series 2025, in an aggregate principal amount of not to exceed ten million, seventy-five thousand dollars (\$10,075,000.00) approving documents as may be necessary or required. **(Emergency Clause)**
[UED 2/5/25; CC 2/5/25] 25-70-2

Councilor Decter Wright moved to approve 4.b. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

Councilor Decter Wright moved to approve the emergency clause on 4.b. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

- c. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing payment of one million, eight hundred ninety-five thousand dollars (\$1,895,000.00) to Rocket Properties, LLC, Plaintiffs, and Anthony P. Sutton, Attorney at Law from the Sinking Fund as a payment of a judgment award in Case No. CJ-2018-620, Rocket Properties, LLC v. City of Tulsa et al. **(Emergency Clause)** [UED 2/5/25; CC 2/5/25] 25-72-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Contract for a loan from the Gilcrease Museum collection to the Crystal Bridges Museum of American Art of eight (8) objects of art for the "Knowing the West" traveling exhibition. [CC 2/5/25] 25-71-1
- e. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from the American Water Works Association (AWWA) in the amount of four hundred seventy-two dollars and thirty-seven cents (\$472.37) for Eric Lee to travel to Hilton Head, SC on January 23-25, 2025, to attend the American Water Works Association (AWWA) Conference. [CC 2/5/25] 25-52-1
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Saint Francis Tulsa Tough Williams Townie scheduled for June 8, 2025, starting at 1517 Riverside Dr. (CD-4) [CC 2/5/25] 25-66-1

Public Comments:
John Huffines – 4.e, 4.f.

Councilor Decter Wright moved to approve 4.c – 4.f with the emergency clause on 4.c. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Monthly Status Report from the Sales Tax Overview Committee on current activities and efforts.

Ashley Webb presented the report.

Public Comments:
John Huffines – 5.a.

- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7803 from RS-3 to RM-2 for property located east of the NE/c of E. 4th Pl. and S. Harvard Ave. requested by Tekton Homes, LLC. (Property owner: TU Living, LLC) (CD-4) (TMAPC voted 11-0-0 to recommend **APPROVAL** of RM-2 zoning.) [UED 1/29/25; CC 2/5/25; CC 2/12/25] 25-62-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7804 from IM to CBD for property located southwest of the intersection of W. Archer St. and N. Guthrie Ave. requested by Tony Popp. (Property owner: Masterworks Studios, LLC) (CD-1) (TMAPC voted 11-0-0 to recommend **APPROVAL** of CBD zoning.) [UED 1/29/25; CC 2/5/25; CC 2/12/25] 25-63-2

Councilor Decter Wright moved to approve 5.b – 5.c. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of three hundred thirty-eight thousand, seven hundred fifty-two dollars and seventy-three cents (\$338,752.73) between projects within the TMUA Water Capital Projects SubFund. (Mohawk and AB Jewel Maintenance and Improvements) [UED 2/5/25; CC 2/5/25; CC 2/12/25] 25-68-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of two million dollars (\$2,000,000.00) between projects within the TPFA Stormwater Revenue Bond SubFund. (Stormwater Improvements) [UED 2/5/25; CC 2/5/25; CC 2/12/25] 25-69-2

Without objection, items 6.a – 6.b were forwarded to the next Council meeting.

7. ORDINANCES - SECOND READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7800 from RS-2 and RS-3 to RS-3 for property located south of the SW/c of E. 23rd St. S. and S. 131st E. Ave. requested by Ester Gaona. (Property owner: Jairo and Maria Gaona) (CD-6) (TMAPC voted 8-0-0 to recommend **APPROVAL** of RS-3 zoning.) [UED 1/15/25; CC 1/29/25; CC 2/5/25] 25-9-3
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of one hundred thousand dollars (\$100,000.00) recognized from unappropriated fund balance within the Convention & Tourism Facility Fund. (Managed Entities - Convention and Arena Section) [UED 1/29/25; CC 1/29/25; CC 2/5/25] 25-53-2

- c.

Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of forty-three thousand, four hundred dollars (\$43,400.00) recognized from unappropriated fund balance within the Facilities Maintenance Fund. (Animal Shelter Roof Repair) [UED 1/29/25; CC 1/29/25; CC 2/5/25] 25-54-2
- d.

Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of six hundred sixty-eight thousand dollars (\$668,000.00) recognized from unappropriated fund balance within the CVS Oklahoma Settlement Fund and two hundred ninety-seven thousand dollars (\$297,000.00) recognized from unappropriated fund balance within the Walgreens Opioid Settlement Fund. (ART 2 Pilot Expansion) [UED 1/29/25; CC 1/29/25; CC 2/5/25] 25-55-2
- e.

Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of two thousand, five hundred dollars (\$2,500.00) from grant revenues to be received from the Social & Economic Development Non-Federal Grant Programs SubFund. (Asian Affairs Commission Lunar New Year Celebration) [UED 1/29/25; CC 1/29/25; CC 2/5/25] 25-56-2
- f.

Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of fifty thousand dollars (\$50,000.00) recognized from unappropriated fund balance within the PD Equitable Sharing Treasury SubFund and two hundred thousand dollars (\$200,000.00) recognized from unappropriated fund balance within PD Equitable Sharing Justice SubFund. (Rescue boat replacement, RTIC cameras, and Training) [UED 1/29/25; CC 1/29/25; CC 2/5/25] 25-57-2
- g.

Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer available appropriations of three hundred two thousand, seven hundred sixty-eight dollars (\$302,768.00) between account groups within the General Fund. (Code Enforcement Abatement) [UED 1/29/25; CC 1/29/25; CC 2/5/25] 25-58-2

Public Comments:
Brian Kurtz – 7.d.

Councilor Decter Wright moved to approve 7.a – 7.g. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

8. COUNCIL ITEMS

- a.

Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Gilbert reminded everyone that there would be a District 5 Town Hall meeting on February 11, 2025. Councilor Bengel reminded everyone that there would be a District 6 Town Hall meeting on February 11, 2025. Councilor Archie thanked everyone for attending the Eugene Field neighborhood meeting on February 4, 2025, and announced that there would be a District 2 Town Hall meeting on February 27, 2025.

- b. Consideration and possible vote for approval, adoption, denial, amendment, or revision of a proposed District 4 – 2021 Capital Improvements Sales Tax Community Development Priority Project, Concept Plan No. 2, Kendall Whittier Main Street Improvements. The requested funding for this proposed project will provide matching grant funds to allow for necessary improvements to the Kendall Whittier Main Street. If approved, this will provide funds for beautification, placemaking, and art projects including Whittier Square Clock Repairs, signage enhancements, light banners, and public art, in the amount of fifty thousand dollars (\$50,000.00). (Bellis) [UED 2/5/25; CC 2/5/25] 25-76-2

Councilor Bellis moved to approve 8.b. Councilor Decter Wright seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

9. NEW BUSINESS

- a. No items this week.

10. HEARING OF APPEALS

- a. No items this week.

11. HEARING OF PUBLIC COMMENTS

- a. No items this week.

12. ADJOURNMENT

- a. Adjournment.

Chair Lakin adjourned the meeting at 5:29 P.M.

Phil Lakin, Jr., Chair of the Council

Lori Doring, Secretary to the Council